

STATEMENT OF INFORMATION

88A BEECH STREET, LANGWARRIN, VIC 3910

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



88A BEECH STREET, LANGWARRIN, VIC

 3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$540,000 to \$594,000

Provided by: John Lewis, Us Real Estate

MEDIAN SALE PRICE



LANGWARRIN, VIC, 3910

Suburb Median Sale Price (House)

\$590,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



18 SYCAMORE ST, LANGWARRIN, VIC 3910

 3  1  1

Sale Price

***\$613,000**

Sale Date: 21/11/2017

Distance from Property: 493m



16 RAYMOND AVE, LANGWARRIN, VIC 3910

 3  1  -

Sale Price

\$550,000

Sale Date: 06/11/2017

Distance from Property: 418m



27 ALDER ST, LANGWARRIN, VIC 3910

 3  1  2

Sale Price

***\$540,000**

Sale Date: 01/11/2017

Distance from Property: 485m



This report has been compiled on 12/12/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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7 ASH GR, LANGWARRIN, VIC 3910

 3  2  2

Sale Price

Price Withheld

Sale Date: 19/09/2017

Distance from Property: 295m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

88A BEECH STREET, LANGWARRIN, VIC 3910

Indicative selling price

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Price Range:

\$540,000 to \$594,000

Median sale price

Median price

\$590,000

House

X

Unit


Suburb

LANGWARRIN

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
18 SYCAMORE ST, LANGWARRIN, VIC 3910	*\$613,000	21/11/2017
16 RAYMOND AVE, LANGWARRIN, VIC 3910	\$550,000	06/11/2017
27 ALDER ST, LANGWARRIN, VIC 3910	*\$540,000	01/11/2017
7 ASH GR, LANGWARRIN, VIC 3910	Price Withheld	19/09/2017